



City of Milpitas

City of Milpitas
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PLANNING AND
NEIGHBORHOOD
SERVICES
DEPARTMENT

CO ZONING
DISTRICT
(ADMINISTRATIVE
AND
PROFESSIONAL
OFFICE)

PHONE: 408-586-3279

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City of Milpitas

WHAT IS A CO ZONE?

The restricted Administrative and Professional Office District provides for medical, business, and professional offices and medical and dental clinics.

HOW CAN I FIND OUT THE ZONING REQUIREMENTS FOR MY PROPERTY?

You may contact the City of Milpitas Planning Department.

Please supply the following information:

- Street Address
- Assessor's Parcel Number (APN number (if available)

WHAT ARE THE PERMITTED USES IN THE C-O ZONE?

The following uses are permitted in a C-O Zone:

- Office uses such as medical, professional and administrative (for example, lawyers, engineers, architects)

EXAMPLES OF PROPER C-O USES:

- Medical and dental offices
- Financial institutions
- Real estate office
- Other general business

EXAMPLES OF IMPROPER C-O USES:

- Commercial retail
- Manufacturing/Wholesaling
- Laundry or dry-cleaning plants

Note: Uses that will unreasonably interfere with nearby residential uses are not allowed.

*Additional uses may be allowed if a Conditional Use Permit (CUP) is approved. Please contact the Milpitas Planning Department for further information.

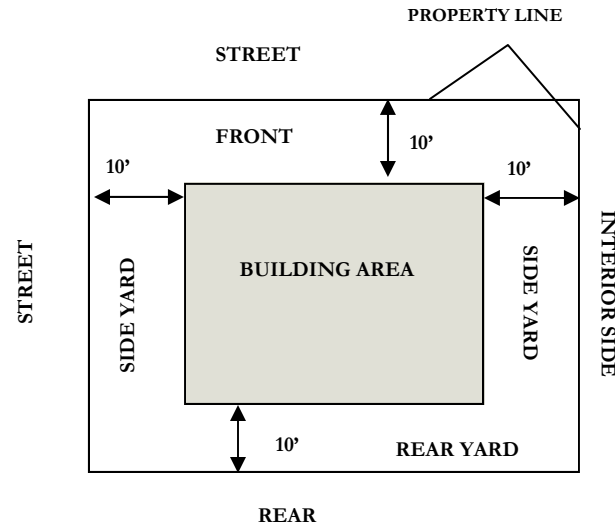
IS THERE A MINIMUM LOT SIZE REQUIREMENT?

No, there is no minimum lot area requirement in the CO zone.

WHAT ARE THE MINIMUM SETBACK REQUIREMENTS?

Front 10'
Side 10'
Rear 10'

EXAMPLE ILLUSTRATION OF SETBACKS FOR A CO ZONED LOT:



Lots in CO Zones that abuts or are across the street from a lot in a residential zone must comply with the following minimum yard requirements:

Front 10'
Side/Street Side 10'
Rear not less than required abutting R1 district

WHAT ARE THE HEIGHT REQUIREMENTS FOR BUILDINGS?

The maximum height of a principle building shall not exceed three (3) stories or thirty-five (35) feet in height, and no accessory building shall exceed two (2) stories or twenty-five (25) feet in height.

Note: Towers, spires, elevator and mechanical penthouses may be higher than the maximum height noted. Please contact the Milpitas Planning Department for further information.

WHAT IS THE MAXIMUM FLOOR RATIO?

The Floor Area Ratio (FAR) for new buildings or expansions of gross floor area of existing buildings may not exceed 50%.

STANDARD CONDITIONS:

1. All uses and operations—except off-street parking and loading, reverse vending machines or mobile recycling units and other uses and activities customarily conducted out-of-doors shall be conducted within a completely enclosed building.
2. All outdoor storage areas of such things as trash and materials shall be within a completely enclosed building or behind a solid wall or tight board fence a minimum of six (6) feet in height.
3. All operating equipment to be located on the roof of any building shall be enclosed so as to be shielded from view in a manner to the approval of the Planning Commission.

OTHER REQUIREMENTS?

For answers to other questions on topics such as Floor Area (FAR), parking, driveway, public improvement or architectural requirements, you may contact the Milpitas Planning Department.